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## Villa with swimming pool near Albi

Tarn, Occitanie



# €465,000

inc. of agency fees

5 Beds   2 Baths   180 sqm   0.22 ha

Less than 15 minutes from the city center of ALBI, this 1999 construction was modernized and redesigned in 2010 to gain volume and comfort. The entrance opens onto a living room of almost 60 sqm. Large...

### At a Glance

<b>Reference</b>	MFH-EAT7427	<b>Near to</b>	Toulouse	<b>Price</b>	€465,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.22 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Less than 15 minutes from the city center of ALBI, this 1999 construction was modernized and redesigned in 2010 to gain volume and comfort. The entrance opens onto a living room of almost 60 sqm. Large openings offer a view of the surrounding countryside and beautiful light thanks to its main South-West exposure. The kitchen benefits from a large central island reinforcing its family side. It benefits from direct access to the covered terrace. Single-storey living is possible thanks to the bedroom and bathroom on this level. An office

completes the ensemble. Four additional bedrooms occupy the first floor and share another bathroom. The clearance has been optimized to create a relaxation area: TV lounge, games room or open office. Quiet and not overlooked on more than 2000 sqm of land, everything is combined for successful moments of relaxation around the swimming pool. The annexes such as a storeroom, laundry room, garage and cellar have not been neglected to perfect the comfort of this property and offer an unparalleled storage area. Quality service - Optimal energy comfort Reversible underfloor heating by heat pump and air conditioning Double motorized garage Autonomous sanitation Shops, schools, transport: 3 min Ring road access: 10 min Albi: 12 min Toulouse: 1 hour ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 970 euros and 1,370 euros Information on the risks to which this property is exposed is available on the Géorisques website:

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€465,000

## Key Information

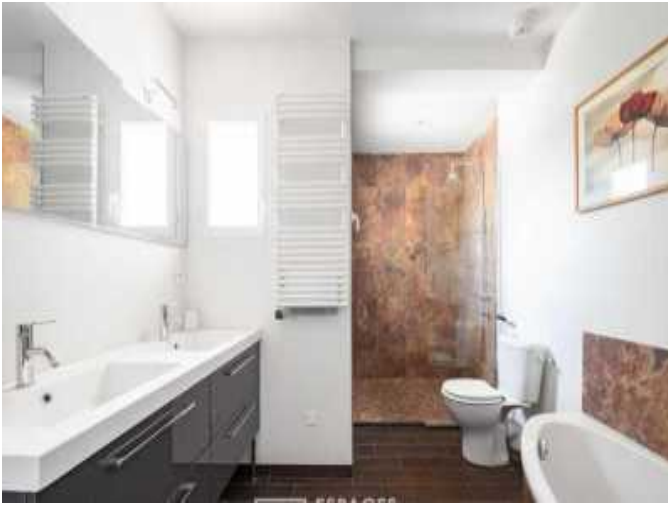
Year Built:	1999
Internal Area:	180 sqm
Land Area:	0.22 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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